

NOTE: These minutes do not constitute a verbatim transcription of the CPC meeting.

**CITY PLANNING COMMISSION
REGULAR MEETING
April 6, 2006**

APPROVED

Call to Order: The meeting was called to order by Chairperson Arthur Simons in the Committee of the Whole Room, 13th Floor of the Coleman A. Young Municipal Center, at 4:50 PM.

Roll Call: Present at the meeting were Commissioners Cason, Glaser, Glenn, Jeffrey, Simons, Wendler and Williams. Absent were Commissioners Christensen (excused) and Smith (excused).

Agenda: The Agenda was approved as submitted.

PUBLIC HEARING--
Rezoning for
Greektown
Casino: A public hearing was held on the request of Greektown Casino LLC to show an SD5 (Special Development District for Casinos) zoning classification where a B4 (General Business District) zoning classification is shown on property bounded by Monroe, St. Antoine, Macomb St. and the I-375 Service Drive, and on property bounded by E. Lafayette, Randolph, Monroe and Brush, and where a B6 (General Services District) zoning classification is shown on portions of property generally bounded by Fort, Brush, E. Lafayette and Beaubien and on property at the southwest corner of the intersection of Monroe and St. Antoine, and also where a PD (Planned Development District) zoning classification is presently shown on property bounded by E. Lafayette, Beaubien, St. Antoine and Monroe comprising approximately 7.18 acres.

CPC staff members Marcell Todd and Gregory Moots reviewed the background information, described the proposal, and presented CPC staff's preliminary analysis.

The proposed rezoning is being requested to allow the development of a new permanent casino complex containing approximately 100,000 square feet of gaming area by way of expansion of the existing temporary casino, a new 13-story, 3,100 space parking structure on the site of the Foster-Winter garage, 6,000 square feet of retail space along Monroe St., a 29-story (including five for parking), 400 foot tall, 400 room hotel immediately west of the new parking garage, approximately 50,000 square feet of banquet and meeting space in the hotel, a 1,200 seat entertainment space to be included in the expanded area of the temporary casino facility, and other related uses such as restaurants, bars, other entertainment, administrative offices, etc.

Existing parking facilities are not proposed to be changed. A pedestrian bridge over Monroe Ave. at the St. Antoine St. intersection is proposed to link the gaming area with the hotel and parking garage. The current design shows the casino expanding southward out to the middle of E. Lafayette Ave., with the westbound lanes remaining open to the flow of traffic under the casino's second floor.

The Planning & Development Department (P&DD) is preparing an amendment to the Fifth Modified Development Plan and Declaration of Restrictions for Central Business District Project No. 3 which govern the area containing the parking garage and hotel to resolve inconsistencies relative to zoning, land use and height/density issues.

The P&DD is also preparing an amendment to the Master Plan, which shows Institutional as the future land use for the parking garage/hotel parcel and Special Commercial for the parcel containing the casino.

CPC staff noted that site constraints have caused the complex to be taller and more densely configured across the various sites impacting two items regulated by the Development Plan for the area. The lack of on-site open space and the residual effects on adjacent development must be further examined. The massing of the complex must be carefully dealt with in order to successfully merge it with its surroundings.

The casino proper expansion is across the street from Blue Cross/Blue Shield of Michigan, Floods Bar, and the Metro Times. The proposed expansion is also near the Detroit People Mover tracks, and this proximity must be closely examined for any possible impact on the operation of the PeopleMover. Engineering staff of the PeopleMover is reviewing the plans with regard to the possibility of disturbance to the PeopleMover track during the construction phase.

The new parking garage and hotel would be across St. Antoine from the Wayne County Sheriff and the commercial district on the north side of Monroe St. and across Macomb St. from the Juvenile Detention Center. The height and design of the garage and hotel must be looked at closely to see how they address these surroundings.

The casino is proposed to remain in its current location, so its impacts are generally known, though there will be an increase in traffic from the entertainment venue and increased gaming space. The encroachment upon and over Lafayette with the casino expansion deserves a closer examination. The large increase in the size of the garage on the current Foster-Winter garage site and the change in the entrance location are being analyzed. The entry to the hotel from St. Antoine will affect traffic on that street at peak casino/hotel times. The Traffic Engineering Division of the Department of Public Works is reviewing the plans. The Michigan Department of Transportation must also comment on the possible impact of the main entrance to the primary parking garage being located on the I-375 service drive, one half block south of the top of the Lafayette ramp.

The SD5 zoning district requires approximately 2,580 parking spaces for the size and type of uses proposed in the casino complex; 5,145 parking spaces are proposed in the various parking garages and lots.

Commissioner Glenn inquired as to the impact of lights and scintillating signs on the casino complex causing dangerous distractions to vehicular drivers on I-375. Mr. Moots felt that that would not be a significant issue for the Greektown casino. Commissioners and others raised those type of traffic concerns during review of the MotorCity casino complex.

Mr. Moots noted concerns of City Council raised at recent discussions regarding the sale of the Foster Winter garage. These included the use of air rights above Lafayette Ave. and the availability of parking for businesses in Greektown.

The CPC table packets included a letter from the Greektown Casino LLC noting that outstanding issues are being worked out.

Commissioner Cason commended the architects for presenting a good design.

Marvin Beatty, Manager of the Greektown Casino, LLC felt that the new proposal offered greater opportunity for integration into the full downtown community. The design helps to unite Monroe from Woodward Ave. to I-375. The “relook” gives a new level of energy to the area.

Geoffrey Harrison of the SDG, architect for the project, presented background information regarding the rezoning and site plan approval process.

Mr. Harrison reviewed the design.

The existing casino is being retained but expanded over Lafayette. Foster Winter garage and apartment building will be demolished in order to construct a 3,100 space parking structure containing 13.5 levels and hotel. Access to the complex will be directly via I-375 straight into the garage. Hotel traffic will enter via St. Antoine into the hotel.

Mr. Harrison reviewed the floor plans. The ground floor of the casino will remain as is. Greektown has purchased lots between the building and St. Mary’s School that will be used for back of house casino activities. Retail is being introduced along Monroe. The expansion over Lafayette Ave. will not result in any change to traffic patterns on that street.

Mr. Harrison explained pedestrian access to the facility via pedestrian bridges and through the facility. He noted the incorporation of moving walkways and elevators.

Mr. Harrison provided details on building treatment noting the use of brick, stone, and clear and glazed glass. The overall treatment is intended to build on existing structures in the immediate area, such as Trapper’s Alley and St. Mary’s of Greektown Church. The treatment is intended to harmonize with all of the activities of Greektown.

The third level features a 7,500 square foot ballroom. Prefunctionary areas will be glazed offering visibility into and from that space.

The fourth level will house meeting rooms with views to the outside.

Mr. Harrison reviewed details of the hotel. The hotel tower will contain 30 floors including 5 levels of parking. The hotel will be treated with brick and stone face. The tower will feature a smooth glazed surface on the corner and frame glass.

Mr. Harrison explained vehicular circulation patterns through the parking structure. The structure will feature a helical speed ramp and automated counter.

Commissioner Cason questioned whether minors would be allowed entry into the entertainment center. Mr. Harrison responded that minors will not be allowed to enter the entertainment center, but would be able to enter the hotel and ballroom.

Commissioner Glaser inquired as to the number of employees employed by the casino. Mr. Beatty responded that the casino currently employs 2,300 full time employees. The expansion will increase the number to a total of 3,000 permanent employees. More than 50% of the employees are Detroiters. Aggressive efforts are being made to continue to increase that percentage.

In response to Commissioner Jeffrey, Mr. Beatty noted hiring restrictions related to specific licensing for some casino employees. Outside of gaming, the developers will have more flexibility in hiring employees for the hotel and in other non-gaming areas.

Commissioner Wendler inquired as to the disposition of the St. Mary's School building. Mr. Harrison noted that St. Mary's School has entered into a long-term lease with Greektown Casino. The School will provide a pass through to the complex. Upon questioning, he noted historically designated buildings in the area, such as Cornice and Slate and St. Mary's of Greektown.

Upon questioning, Mr. Harrison noted the PeopleMover concern relative to liability and insurance.

Commissioner Jeffrey inquired as to the concerns of Blue Cross/Blue Shield. Mr. Harrison responded that BC/BS wants the option for vehicular traffic to turn left into its service center. The City's Traffic Department has prohibited that turn.

Commissioner Jeffrey inquired as to opportunities for sharing of parking structures. Mr. Beatty noted that the casino is now sharing parking spaces with BC/BS. Greektown Casino and BC/BS have an outstanding relationship in making sure parking is available throughout the district.

Bruce Evans of the Planning and Development Department (P&DD) noted the need for amendment to the Master Plan. In addition to changing institutional and commercial land use designation to reflect the casino, the previously proposed site for the permanent casino will have to be changed back from SC to another land use.

The following persons spoke at the public hearing.

Steve L. Francis, S&S.L. Francis Inc., 441 E. Congress, expressed opposition. A businessman in the area since 1972, Mr. Francis expressed concern regarding the impact of the casino on other existing businesses. The businesses are dead because of the casinos. There are fewer workers. All of the businesses are hurting.

Andrew Koper, 4072 Larkins, president of CityScape Detroit, noted that Greektown is one of the few lively walkable areas in the City. The character of Greektown is beautiful consisting of restaurants and retail in establishments featuring large windows, brick, and

aesthetically pleasing architectural elements. Greektown brings in residents and tourists. The expansion needs to incorporate the elements that make Greektown special. The expansion should be visually appealing at street level. Treatment should include large attractive windows opening onto the street. Pedestrian activity should be encouraged. Most casino patrons will drive in, enter the casino and then drive out. The City should want to add to the number of people on the street. Exits should be located at street levels and pedestrian should have the option of walking to other establishments. Sidewalks should not be blocked. The mass of the building should be broken up. The design should incorporate high quality treatment and finishes. The casino can afford to pay for these elements. The design should complement the buildings in Greektown. Mr. Koper supported the rezoning provided the proposal is held to high standards. Upon questioning, Mr. Koper responded that the design presented at today's meeting appeared to meet these standards. He liked the design but desired to see additional stores and shops at street level. Additional entrances and exits are needed in order to be able to walk onto Monroe and visit other venues.

Mr. Todd reviewed the plans noting that the Monroe facade includes additional retail spaces that would fill in that gap. At the northeast corner, is a bar/restaurant that would open onto the street. There are other opportunities for retail fronts on the north side of Monroe.

Henry Watson, a Trustee of Second Baptist Church, 441 Monroe, expressed support. The Church is celebrating its 170th anniversary this year. The church is an historically designated site having served as a station on the Underground Railroad. The church is undergoing facade renovations to add appeal at curbside. The church has been in discussion with the casino regarding parking concerns. The Church believes those issues have been addressed.

Forest Rawls, a Trustee of Second Baptist Church, agreed with the comments of Mr. Watson. Monroe is an historical street. The Church has taken the time to blend in with the Greektown area. The Church congregation is growing slowly. It has spent \$1 million on renovations. Mr. Rawls expressed concern about the impact of additional traffic on the Church. He welcomed any suggestions that would help the church. In the long run, the church will benefit.

P&DD,
Housing
Services
Activities

The matter was taken under consideration.

A presentation was made by the Planning & Development Department (P&DD) on the status of housing services activities and other available home repair programs.

Present for the discussion were Dolores Waters, Anthony Smith and Eric Smith of the Housing Services Division of P&DD.

Ms. Waters noted that the senior home repair program is progressing well. The program has adequate funding for one full year. Half of the funds have been spent representing 140 cases. The Division does need more money to last an entire year as housing costs have continued to rise. A new roof costs \$12,000-\$13,000. P&DD has made a request to HUD to increase the maximum amount of dollars that can be spent per house through the senior home repair program.

Commissioner Simons inquired as to whether the P&DD would make any repairs to a home if the total amount of needed repair was over the maximum amount allowed for home repair. Would the department fix anything? Ms. Waters responded affirmatively. However, if the repairs would not correct any problems of significance, P&DD would not do them.

Commissioner Simons questioned whether seniors wait too long to ask for help with home repair. Ms. Waters responded affirmatively. Commissioner Simons suggested that inspectors survey areas of the City to determine which houses need repair. Ms. Waters noted that that would be very difficult to do, but would be the reasonable way to approach the problem.

Commissioner Glaser inquired as to the number or percentage of persons who are turned away from the senior home repair program. P&DD did not have that information at this time. Mr. A. Smith noted that 150 applications are given out at each neighborhood city hall. The department attempted to qualify 50-60 applications per Neighborhood City Hall. Seniors' applications are eliminated or denied for various reasons such as they may have received a grant in the past or they live in a two-family flat, which is ineligible. Different neighborhood city halls had different responses. Each city hall had a waiting list with the average number being 150 on a list.

Commissioner Cason noted that planners have to look at the consequences. P&DD has identified the problem and knows which communities are not being served. P&DD cannot correct the problem with the amount of money it receives. If 3,000 homes are not worth rehabbing, what does the City do?

Mr. Smith noted that the City is trying to stretch limited monies. It is always trying to identify resources to help the seniors and partners with other entities such as the Wayne County Department of Veterans Affairs to provide services.

Mr. E. Smith noted that education and outreach is a key component. Seniors or their family members aren't aware of the resources. It is good to have forums to talk about the issues.

Commissioner Jeffrey noted that compared to the previous administration, the current Housing Services Division has come a long way in providing services. He cited support for collaborating with other entities. At some point, there may be a significant cut in the Community Development Block Grant program. The City needs to begin to recapture some of those funds to help the money go farther. He asked P&DD to look at ways to use the money to leverage other funds, e.g., offering low interest rather than forgivable loans.

Commissioner Jeffrey cited the need for P&DD and CPC staff to meet to determine better ways to utilize CDBG funding for next year. The staffs should come back to the table with some recommendations for the Commission's consideration.

Commissioner Williams noted that it would help if the department kept statistics. If the Department gives out 150 applications, qualifies 50, and can only help 30, what happens to the others?

Commissioner Wendler cited her experience with the "Paint the Town" program in Southwest Detroit. Preference was given to senior citizens, handicapped and low income home owners. Rental properties were not eligible. Some seniors who are working to take care of their property live adjacent to rentals properties. Perhaps P&DD should consider offering a low interest loan program for rental properties.

Commissioner Jeffrey inquired as to the minor home repair program. Ms. Waters noted that the program is doing well but not progressing as quickly with completions. The work is much more extensive and comprehensive. A lot of times people do not qualify or the homes are too far-gone. P&DD has also been trying to address lead. The Department will spend all funding it receives from the CDBG program.

In response to Commissioner Simons, Ms. Waters noted that P&DD staff would be available to attend a neighborhood police community relations meeting to provide information on housing services program. Upon questioning, she suggested that the public could call Jannie Warren, P&DD, at 224-6525 to answers questions/concerns regarding the home repair program.

Commissioner Jeffrey wondered if the use of a lottery rather than a queue system might be a better way to distribute applications. Ms. Waters agreed. P&DD felt it might be able to come up with a different system for next year.

The Commissioners complimented the Division for its work.

Commissioner Williams noted that the completion of 280 houses is minimal given the number of seniors who need assistance. The problems are greater than the present solutions.

Commissioner Glenn inquired as to the percentage of houses completed of those that qualify for senior home repair.

Upon questioning, Mr. A. Smith noted a 10-day window for completion of repairs through the senior home repair program.

OLD
BUS.-- Further consideration was given to CPC staff's recommendations on the 2006-2007
2006- Community Development Block Grant program.

2007
CDBG: Present for the discussion were CPC staff members Deborah Ferris, Chris Gulock, Kimberly Haygood, James Ribbron and Janice Tillmon.

Mr. Gulock provided information on the cost for paving alleys, \$250.00 per linear foot. The policy of the Department of Public Works is only to provide minimal maintenance activity at the City's expense, such as filling potholes and grading unpaved alleys. Any major work, such as reconstruction, is performed at the total expense of the beneficiaries. The City has never identified or set-aside funding to repave a residential alley.

Commissioner Simons inquired as to whether residential alleys have to be reconstructed with cement. Can they be blacktopped? What is the cost difference between the two?

Commissioner Wendler inquired as to whether residents have ever initiated repaving an alley themselves. If so, where? Does the City allow that?

Commissioner Jeffrey again raised concern about whether the City should be spending funds to repave alleys. He questioned the rationale for providing CDBG funds for alley paving projects. CPC staff is recommending only \$60,000 to Amandla Community Development Corporation for the construction of 125 units of market rate house, but \$200,000 to Bagley Housing Association for new alleys. Is the Commission supporting new construction or alleys?

Mr. Gulock explained that the nonprofits are asking for comprehensive public improvements for new alleys to support new home construction and commercial development. The groups felt that they will be better able to market the new houses with the public improvements.

Commissioner Jeffrey expressed concern that money should be spent on projects that bring in new taxes. He stated that he did not have a problem with repaving alleys if the City could afford it. Can the City afford to repave an alley at a cost of \$200,000?

Commissioner Cason disagreed with Commissioner Jeffrey. He felt that alley improvements are a part of the marketing package for new housing.

Mr. Loper reviewed CPC staff's rationale for recommending funding for a project, and at what amount. Each project is reviewed on a case-by-case basis. Amandla is requesting \$380,850 for phase II of its project which includes new construction pre-development and operating expenses associated with the building of 80 single-family units for low and moderate income persons. Amandla, however, has only just completed predevelopment activity for phase I which includes the construction of 125 units of market-rate housing. CPC staff is recommending funding in the amount of \$60,00 for predevelopment activities of phase II. CPC staff felt that \$60,000 in predevelopment activities is all that the organization would be able to handle at this time.

Commissioner Wendler noted that the English Village neighborhood located in the area of Cadieux and Chandler Park Drive has unpaved alleys that are maintained by the City. The City grades and gravels those alleys frequently. The homes in that area are fairly market rate. Just because one does not have a paved alley does not mean that one does not live in a \$120,000 house. An unpaved alley does not necessarily mean that the neighborhood is not marketable.

As to the requests of Bagley Housing Association, Commissioner Williams questioned which was the better project--\$200,000 for the construction of new housing or \$125,000 for new alleys. Better explanations are needed as to how the grants are distributed. What criteria are used to evaluate the proposals?

Commissioner Jeffrey expressed concern that Amandla is requesting \$380,850 but CPC staff is only recommending \$60,000. Amandla is not a novice community development corporation. It has proven that it can pull off development.

Commissioner Jeffrey again expressed concern about providing funds for the paving of alleys.

Commissioner Glenn agreed. Other issues such as home repair and garbage are more pressing than the repaving of alleys.

ACTION: Commissioner Jeffrey moved that the CPC eliminate funding for all alley paving programs.
Commissioner Glenn seconded the motion.
Motion carried. (Commissioner Cason abstained)

Commissioner Williams inquired as to the criteria in deciding whether or not organizations receive the dollar amount they requested. Detroit Catholic Pastoral Alliance is requesting \$330,500 for predevelopment expenses for the construction of 50 single-family homes. CPC staff is recommending funding in the amount of \$330,500, the entire amount requested. Is the Alliance more advanced than other organizations? Does it have a history? Ms. Haygood noted the rationale for funding. The organization is the only group doing new construction and rehab in the area of Gratiot and E. Warren. To determine whether or not an organization should be funded, CPC staff generally looks at track record, capacity, site control, ability to leverage other funds, production, readiness to carry out the project in a timely manner, and scope/feasibility of the project, etc. CPC staffs looks for cumulative impact.

Mr. Ribbron responded to questions of Commissioner Jeffrey regarding the processing of a contract between the City and Eastside Industrial Council. While awaiting City Council approval, tax clearances lapsed. Commissioner Jeffrey felt that the CPC should consider recommending funding in the amount of \$50,000 for implementation of a business improvement district in the Airport Sub community of Cluster 1. The \$50,000 in funding should come from the redistribution of funds from the alley paving projects.

Ms. Tillmon responded to questions regarding staff funding for the Office of Neighborhood Commercial Revitalization.

Commissioner Wendler inquired as to the policy for funding streetscape improvements in commercial districts given that the CPC is not funding alleys in residential districts.

Commissioner Simons inquired as to the cost for repaving a residential alley.

Commissioner Cason inquired as to the cost for grading and graveling.

Commissioner Jeffrey recommended increasing the amount of funding to Amandla Community Development Corporation. He requested to see the proposed budget for the project.

Ms. Ferris responded to questions of Commissioner Glenn relative to Woodbridge Neighborhood Development Corporation being funded for minor home repair through both the CDBG and NOF programs.

Commissioner Wendler inquired as to the policy for funding organizations through both CDBG and NOF. What is the rationale for being in both?

In response to Commissioner Cason, Mr. Loper noted the status of development of the Black Business District noting issues around the premature announcement of a site. The site location will be kept confidential until the property has been acquired. The development, however, will take place within neighborhood clusters 4 and/or 6. The Economic Growth Corporation has been working with such groups as the Booker T. Washington Business Association and the Black Chamber of Commerce in developing the district.

Commissioner Cason inquired as to whether CDBG funds from demolition proceeds are returned to the CDBG program or to the general fund. Mr. Gulock responded that the fund should be returned to the CDBG program.

Ms. Tillmon responded to questions regarding funding for the Citizens' District Councils (CDC). The strategy is to provide funds to support the operation of active CDC's. Four CDC areas still have parcels to be developed. City Council felt that those councils should have an office. The proposed funding would support three CDC's--Jefferson-Chalmers, McDougall Hunt and Virginia Park. Ms. Tillmon noted issues regarding the Corktown CDC. Commissioner Jeffrey requested information regarding the issues.

Commissioner Cason cited the need to support funding for the Eastern Market noting that it is one of the City's jewels. He felt that an Eastern Market Authority should be created to operate the Market. Mr. Gulock noted that a bond sale undertaken several years ago resulted in improvements to the sheds. CPC staff is recommending funding in the amount of \$250,000 for the implementation of a comprehensive plan that promotes the Market.

Commissioner Jeffrey inquired as to whether the 2005-2006 funds for the Far East Side Improvements have been spent. Mr. Gulock indicated that he would check.

Commissioner Jeffrey requested to receive a copy of WSU's 2006-2007 evaluation options. He noted that WSU has done a great job in evaluating the CDBG program in previous years, but that it was time to eliminate "welfare" funding for that institution. WSU developed a tool for use in evaluating groups receiving NOF funds. Why can't the CPC staff take that survey prepared by WSU and send it to the groups? WSU should be significantly "weaned" from funding. Commissioner Jeffrey also felt that it was a conflict of interest for WSU to receive funds from the same program it is evaluating. The reports of WSU conclude nothing that the City doesn't already know.

Commissioners Cason and Williams agreed it was time to review the continuation of funding to WSU. Commissioner Williams felt that the only one learning from WSU's evaluation services was WSU itself.

Mr. Gulock reviewed the Section 108 loan repayment program.

Commissioner Cason inquired as to how the Ferry Street Inn is doing.

Commissioner Glaser requested an explanation for the Stuberstone 108 repayment loan. The loan was granted but the developer has been unable to satisfy the conditions set forth in the HUD agreement. CPC staff noted that the proceeds from the loan are being used to satisfy the terms of the loan. Commissioner Glaser questioned whether the City is monitoring the situation. She felt that the City is losing money. Could the City return the money to HUD? Commissioner Jeffrey inquired as to whether the loan could be given to another organization.

Commissioner Jeffrey inquired as to where the income goes from CDBG real estate sales. How much income is generated?

Commissioner Glaser inquired as to the expected revenues from the sale of CDBG and non-CDBG real estate in 2005-06.

CPC staff noted that action on the 2006-2007 CDBG program is scheduled for April 20, 2006.

OLD
BUS.--
2006-
2007
NOF:

Further consideration was given to approval of the Citizen Review Committee's recommendations on the 2006-2007 Neighborhood Opportunity Fund (NOF) program.

Present for the discussion were CPC staff members Deborah Ferris, Chris Gulock, Kimberly Haygood, James Ribbron and Janice Tillmon.

Commissioner Jeffrey felt that \$50,000 was not enough money for a minor home repair grant. He suggested funding the groups at a minimum of \$100,000 each.

Commissioner Glaser inquired as to funding for Gray & Gray-Detroit Theatre for the Dramatic Arts, Detroit Science Center, and the Detroit Repertory Theatre.

Commissioner Glaser inquired as to the rationale for not recommending funding for the Detroit Science Center. The program would provide free MEAP-based field trips to the Center for 5,357 Detroit fourth and fifth graders. Ms. Ferris noted that the funding for the Science Center was reduced in the final round of costing out due to limited funds. The NOF funds would only pay the fare for one trip to the Center.

Commissioner Glaser inquired as to the number of persons being served by the Detroit Repertory Theatre and the number of tickets the organizations gives away.

The Commissioners requested a written explanation of the difference in the categories-- education, academics and recreation services programs.

Commissioner Jeffrey inquired as to the rationale for the CRC recommending funding in the amount of \$60,000 to Metro Neighborhood Housing given that the organization did not provide output documentation for the survey report. Ms. Tillmon noted that the recommendation to fund was an oversight on the part of CRC.

Commissioner Glaser recommended not funding Metro Neighborhood Housing. She suggested funding the Detroit Science Center in the amount of \$60,000.

Commissioner Glaser inquired as to where Gray & Gray-Detroit Theatre for the Dramatic Arts is operating. She recommended to pin funding.

Commissioner Cason recommended to pin funding for City Year, Inc. from \$50,000 to \$100,000.

Discussion ensued on the funding priorities. The Commissioners identified the education of youth, homeless services and housing as the priorities.

The Commissioners requested a listing of youth education type public service requests and youth recreational/social type public service requests.

CPC staff noted that action on the 2006-2007 NOF program is scheduled for April 20, 2006.

Deputy
Director's
Report:

Marcus Loper presented the Deputy Director's report.

City Council voted to approve the rezoning request of Marvin Benton for property on the corner of Charlevoix and Dickerson as recommended by the Commission and the land sale for the Grayhaven/Lenox development.

City Council has scheduled a discussion on April 28, 2006 to review the process for hiring the CPC director.

A list of upcoming CPC agenda items was included in the CPC table packet.

The date of the conference sponsored by the Federal Reserve Bank of Chicago on Richmond, VA's experience on targeting funds has been rescheduled to Good Friday, April 14. Commissioner Cason still expressed interest in attending on that date.

Adj.:

The meeting was adjourned at 8:35 PM.